



Catalina Foothills Estates No. 7 as a National Register Historic District

by Ken Scoville

At the intersection of Via Entrada and River Road, you can turn to the north and enter Catalina Foothills Estates No. 7. Most people headed east or west have no idea how quickly one can escape the city of Tucson to discover what much of the city could have been.

The rolling foothills that Via Entrada respectfully navigates leave the chaos behind and in minutes you are out of town. The first thing you notice is the desert, then the homes. This effect is dramatic and possible because of the divided road with undisturbed desert separating north and south lanes. Soon there is a vista of the Catalina Mountains that is ever-changing depending on the time of day.

No other development in the foothills has the topography and thoughtful layout for celebrating both human and wild life. All the amenities for shopping and entertainment are close by but also distant. However, the pressure for change and annexation might end this island of coexistence with nature. The CFE7 Association Board of Directors continues to support protective covenants but there is an additional opportunity to aid in the preservation of our way of life, which is the designation of CFE7 as a National Register Historic District.

The concept of a National Register of Historic Places began about the same time that CFE7 got started. The Historic Preservation Act was passed by Congress in 1966 and initiated the process of National Register designation for thousands of historic and prehistoric places in our nation that met the requirements for preservation. This Act was a response to the urban renewal projects sweeping the nation in the late 1950s and 1960s.

Properties and locations must have been in existence for at least 50 years as well as meet one or more of the following requirements:

- An association with historic events and activities
- A significant person in the history of the nation or area
- Distinctive design or physical character
- The likelihood of providing information concerning history and prehistory

A nomination can be made if at least one of these requirements is met, with many listings meeting multiple requirements.

The CFE7 neighborhood began in the summer of 1965 with lots being sold and six homes completed by the winter holidays of that year. Consideration for nomination for the National Register requires that the property attain a half-century of existence; in the next few years, more residences in the neigh-

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Welcome New Neighbors!!!

DAN SCHLAGER
MARK/ILANA MALETZ
5462 N Entrada Catorce

TOM/BERENICE MILO
1402 E Via Entrada

SHANNON RUEDLINGER
1221 E Condesa Tercera

FAITH OUGH
4900 N Via Entrada

RANDY/ANTIA ACCETTA
5005 E Entrada Cuarta

GARY/DONNA PAGE
1185 E Via Entrada

RUSS CARDEN
5545 N Entrada Ultima

HUGH/ALLYSON THOMPSON
1101 E Via Soledad

DONAVAN/KELSEY TATE
1225 E Via Entrada

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neighborhood will reach this requirement. Nominations can be made for an individual property or for a neighborhood (called a “district”). There is no requirement that every home be listed since some may not have the intact original character that would allow for a nomination.

John and Helen Murphey’s vision of what the foothills could become, their impact on the community of Tucson and the actual design of CFE7 itself make CFE7 unique. The distinctive design criterion is easily met with the physical character of Via Entrada as a divided roadway, the single-story homes where the scale with the desert is in balance and the preservation of flora and fauna. The nomination could begin with the distinctive design with residences being listed by owners who would like some of the benefits of being listed, including a reduction in property taxes of almost 50% and a likely appreciation of property values given the historic designation.

The nomination of CFE7 as a historic district would make the neighborhood’s celebration of a sustainable coexistence with the desert known to the nation.

For more specific details concerning the National Register process, see the State of Arizona Historic Preservation Office website, <https://azstateparks.com/shpo>

Calling CFE7 Avid Readers

If you are interested in participating in a book club that meets once a month midday to seriously discuss books of the members’ choosing, please contact Jean Harber at jeanharber@aol.com.



If there is sufficient interest, Jean will organize a meeting to discuss plans for a midday book club.

A Rental Reminder

If you rent out your home, CFE7 needs to know your current address, phone number, e-mail address as well as the name, phone number, e-mail address of your tenant so that necessary information (newsletters, etc.) can also be sent to them. Remember you, as the owner, are responsible for explaining the covenants to your tenant, especially information about not putting trash containers on the road and paying for back door trash collection service. CFE7 wants your renters to feel that they are part of our wonderful community; we need your help in making this happen.

Should Arbitration to Resolve Disputes be Restored to the Protective Covenants?

When the Protective Covenants were revised in late 2014, the manner in which covenant conflicts are resolved was changed. In place of arbitration, the revised Covenants require taking conflicts to Superior Court for resolution. This change was based on the recommendation of legal consult who was hired to support the restatement process.

There were legitimate and thoughtful reasons for this change.

Prior to and following adoption of the Revised Covenants, a number of property owners expressed concerns that arbitration was removed for the resolution of conflicts between the Association and property owners. The Board heard from a number of residents who believe that arbitration is a more expedient, less formal and a less expensive way to resolve matters.

At the last annual Association meeting, the Board pledged that it would investigate the possibility of restoring arbitration to the Covenants. Making this change would require a formal vote by property owners.

The Board has consulted with its attorney, who has provided a draft that could be used to restore arbitration to the Covenants. Due to limited space in the newsletter, the document has been posted on the Association’s website at www.cfe7.org for all members to review.

The Board encourages you to read the proposal. The Board is interested in hearing from you and knowing your opinion on the following:

1. Should the Board consider scheduling a vote at its next annual meeting to restore arbitration to the Covenants?
2. Is the proposed language acceptable?

There are two ways to provide input. The preferred method is for you to attend a Board meeting to provide your thoughts; this would allow for questions to be posed and answered. (Meeting dates, time, location and agendas are posted on the Association website at www.cfe7.org.) If you can’t attend a meeting, you can e-mail your feedback to the Board Secretary at secretary@cfe7.org.

Board Meetings —
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Fine Property Owners Who Violate the Covenants?

Should the Association Fine Property Owners Who Violate the Covenants?

The Association Board of Directors is asking for your input on a proposal to fine property owners who fail to comply with the Protective Covenants after repeated notification.

This proposal has arisen primarily because of a growing number of rental and investment properties in our neighborhood and the difficulty the Board has had on occasion in obtaining compliance with the Covenants. Violations are not limited to landlords or investors, but more and more frequently these two categories of property owners are slow to follow Covenant restrictions, and often require the Board to take extreme measures to gain compliance.

In response to this problem, the Board is proposing to utilize its authority to fine property owners who fail to comply with the Association's governing documents. The Covenants give the Board the authority to adopt such a provision.

The proposal is designed to follow provisions outlined in the Protective Covenants and State law. No fine would be levied until the Board goes through a lengthy process that would include two notifications of violation letters from the Board and the provision for the property owner to submit a written response and have a formal hearing before the Board. The Board could only impose fines after the hearing. The process is lengthy and would span almost two months. The proposal for fines has been reviewed by the Association's attorney.

There is insufficient space in the newsletter to reprint the proposal for fines, but it can be found on the Association website at www.cfe7.org. The Board is seeking your opinion about the proposal and invites you to attend an upcoming meeting to present your thoughts. Meeting dates and location can be found on the Association's website or by calling the Board Secretary, Jane Hoffmann at 323-9299. If you are unable to attend a Board meeting, you can e-mail your thoughts to Jane at secretary@cfe7.org or contact any Board member.

Association Board of Directors
asking for your input.

Do You Like to Eat Cookies?

Are you interested in participating in a holiday cookie exchange? If so, please contact Jean Harber at jeanharber@aol.com.

If there is sufficient interest expressed by the beginning of November, Jean will provide the details for the cookie exchange (date, time, location, number of cookies to contribute, etc.) to everyone who has responded.



What's All the Fuss About?

What's all the fuss about trash and recycle containers?

The most common complaint received by the CFE7 Association Board of Directors is recycle bins and trash containers being placed on the road on collection days or being stored in view.

The Protective Covenants for Catalina Foothills Estates have very specific requirements regarding trash and recycle containers.

Section 3.14, Trash and Recycling, states: "Recycle bins and trash containers shall remain concealed at all times from view of other Lots and roads and shall not at any time be placed along street rights-of-way."

CFE7 residents are required to have what is referred to as "backdoor service" where the selected sanitation company retrieves trash and recycle containers from a concealed area and returns them to that location after they are emptied.

There are two sanitation companies that provide service in CFE7, Waste Management and Arizona Sanitation. It is the property owner's/resident's responsibility to make certain that they ask for, and receive, backdoor service from whatever company they select.

If you are a renter, please note that the Protective Covenants require property owners to make certain that tenants comply with all the provisions of the Protective Covenants.





Catalina Foothills Estates No. 7
P.O. Box 64173
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Clean Up After Your Dog

Protecting the character and cleanliness of our neighborhood is everyone's responsibility. Dog owners have a unique responsibility to clean up after their pet. Not only is it the law, but it's an act that shows respect and concern for the appearance of our neighborhood. It may not be pleasant, but it's simple to carry a bag, clean up after your pet and properly dispose of the waste.

Dog waste littering our washes and streets has become a major problem, especially in the fall and spring, when we have many walkers in our neighborhood. During the last annual clean up volunteers picked up pounds and pounds of dog waste from roads and washes. This included waste hidden under rocks and full bags left in washes, both of which are unacceptable. Dog waste is messy, unsightly and unhealthy. If you have a dog, please do your part by cleaning up after your pet.

